

**District IV Advisory Board  
Meeting Minutes  
December 1, 2004**  
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The **District IV Advisory Board Meeting** was held at 7:00 p.m. at the Stanley Neighborhood Center. In attendance were eight (8) District Advisory Board members, five (5) staff and approximately twenty (20) citizens with fifteen (15) signing in.

**Members Present**

Jerry McGinty  
Joshua Blick  
Marjorie Griffith  
Michael Gisick  
Tom Engelmann  
Jim Benton  
Mary Cockburn  
Ed Koon  
Doug Leeper  
Council Member Gray

**Staff Present**

Jade Dundas, Water and Sewer  
Officer William Stevens, Police  
Officer Angie Resset, Police  
Jim Armour, Public Works  
Brandon Kauffman, City Manager's Office

**Members Absent**

Doug Shoen

**Guests**

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**Order of Business**

**Call to Order**

The meeting was called to order at 7:00 p.m.

**Jerry McGinty (Benton)** moved to approve the agenda for the December 1, 2004 meeting with an addendum. The motion passed 10-0.

**Tom Engelmann (Benton)** moved to approve the minutes for the November 3, 2004 meeting. The motion passed 10-0.

**Public Agenda**

*The Public Agenda allows members of the public to present matters to the District Advisory Board. Each presentation is limited to a period of five minutes unless extended by the Board.*

**1. Scheduled Items**

No items were presented.

## **2. Off-Agenda Items**

No items were presented.

## **Staff Presentations**

### **3. Community Police**

**Officer Stevens, 27 Beat**, stated that community police had identified approximately 300 families in Southwest Wichita to purchase turkey dinners for the Thanksgiving Holiday. The effort was funded by local businesses in the community. Statistics have shown that auto vandalisms have increased recently. Police have also been working to decrease the amount of businesses that have sold to underage buyers of cigarettes and alcohol.

**Action: Receive and File.**

### **4. Information Request and Scheduling of Special Meeting**

**Jade Dundas, Water and Sewer Department**, stated that on Jan 6 an information fair will be held at St. Peters church at 7:00 pm regarding the placement of a reclamation facility in District IV. The Water and Sewer department requested that on January 19, 2004 a special DAB meeting. DAB members agreed that January 19 would work and provided the boundaries of Kellogg, Ridge road, 47<sup>th</sup> st, and 119<sup>th</sup> for information to be sent out.

### **5. Improvement to the Intersection of Tyler and Yosemite**

**Jim Armour, Public Works**, stated that there will be no special assessments associated with this project and introduced Mike Thompson of Poe and Associates who was hired to conduct design work. **Thompson** stated that the designs were preliminary and introduced members of the design team: Paul Furgunson, Tim Parsons, and David Foster.

**Furgunson** stated that the improvements to the intersection would include dedicated left and right turn lanes onto Yosemite. The design also shows an improvement to the guard rail off of the bridge and this improvements should not impact the storm drainage.

**Jim Benton** asked when this would occur. **Armour** stated that the money is budgeted for 2006 but it could begin in 2005 and last for a period of three months. The traffic will also be accommodated during this period.

**Action: Jerry McGinty (Benton) moved to approve the project. The motion passed 9-0.**

### **6. Seneca Improvements, between 31<sup>st</sup> St. south and Pawnee**

**Armour, Public Works Department**, stated that there is money scheduled in the capital improvements plan for the improvements to Seneca during the years of 2006 and 2007. Approximately \$5.5 million in funds are budgeted and the project should take approximately six months.

**Furgunson** stated that Seneca carries approximately 18,000 vehicles a day, these improvements will help to accommodate the traffic load by adding six feet to each side of the street. This will allow for two lanes with a turn lane in the middle and the street will be concrete.

**Mike Thompson, Poe and Associates**, stated that the storm water drain for the area was constructed in 1957. The storm drains will need to be inspected and tested for compliance to today's standards. The drainage is not currently an interference to the area even though it is poor, it has not caused any problems for emergency vehicles and has not damaged any property of area residences.

Thompson stated that the construction of Seneca St. will be conducted in two halves to allow for continuous traffic movement. The intersection of 31 and Seneca will be constructed in four different phases.

**Council Member Gray** asked if there would be a light or temporary turn signal at the intersection of 35<sup>th</sup> and South Seneca to accommodate high school traffic. **Armour** stated that the engineering office would have to look at the traffic counts.

**Council Member Gray** asked how much it would be to install a traffic light. **Armour** said it would cost \$75,000. **Gray** stated that this needs to be an option that should be studied and included in the final report. **Armour** stated that the DAB also needs to consider the storm sewer project, which could cost an additional \$1.5 million.

**David Foster, Poe and Associates**, stated that they would try to save the existing trees along the street and would also plan to plant new trees.

**Michael Gisick**, asked if the City would need to acquire right of way. **Armour** stated that the City would not.

**Action: McGinty (Doug Leeper) recommended approval of the project with the addition of proper drainage and a light at 35<sup>th</sup> Street and Seneca. The motion passed 9-0.**

## **7. Pawnee 119<sup>th</sup> St. West and Maize**

**Jim Armour**, Public Works, stated that the current plans are for a four lane with a landscaped median. This would include a 10 foot sidewalk on the north side of the road to connect to Pawnee Prairie Park. The intersection of Pawnee and Maize road would be signalized and no improvements are planned for the intersection of 119 St. and Pawnee at the current time.

**Furgunson** stated that the project would need to reconstruct the drainage system because of the surface water and projected future development.

**Foster** stated that the project would include a landscaped median and existing trees would try to be saved. The median and center plants would help to tie the neighborhood together.

**Council Member Gray** stated that there is existing landscaping in portions of this area. He also felt that the expense for landscaping was getting out of control and that the Parks and Recreation department was having trouble maintaining the landscaped medians.

**Gisick** asked how much the cost of the project would be without the median. **Armour** stated that the costs of the project would not increase but would basically costs the same to pave the area with asphalt. This could be a four lane road but it would not possibly meet the use in fifteen years because of the residential development that will occur. Armour stated that it is mandated by city policy that projects include landscaping.

**Leeper** asked if all property was residential. **Armour** stated that the property is zoned mostly residential with limited commercial usually zoned on the corners.

**Jamey Williams, 10909 Blake Circle**, asked if it was necessary to have two sidewalks. **Armour** stated that it is city policy to put sidewalks on both sides of arterial streets.

**Larry Hopkins, 2319 S Carrington**, asked what would happen to the federal funds for the project if the road was changed to a two lane. **Armour** stated that the federal government would question the funding for the project.

**Council Member Gray** asked if the city would have to acquire property for right of way. **Armour** stated that the city might have to on the southwest portion of the project.

**Action: McGinty (Benton) moved to recommend that a four lane be constructed with turn lanes subject to the engineers recommendation. The motion passed 8-1 (Koon).**

## **8. CON2004-00037 – ZON2004 – 00057**

**Jess McNeely, Planning Department**, stated that MAPC voted to approve the request at its regular meeting on November 18, 2004. Staff recommended to approve the zone change but deny the conditional use permit.

**Rick Rexcoat**, agent for the owner Thomas Yun, stated that the establishment has previously operated as a nightclub and during the 18 months they have been open there has been no incidents involving the police or fights. The establishment would keep the same operating hours the only difference being that they could legally sell more liquor.

DAB Members expressed their support for the project based upon the following reasons: the closest house is almost 400 feet away and storage buildings in the vicinity would serve as a buffer for noise.

**Action: Gisick (Benton) moved to recommend approval of the zone change and conditional use permit. The vote passed 9-0.**

**Board Agenda**

9. Due to time constraints, no issues were presented by the Board members or Council Member Gray.

**Council Member Gray** asked for any further issues. With none presented, the meeting was adjourned at 10:10 p.m.

**Respectfully Submitted,**

**Brandon Kauffman  
District IV Neighborhood Assistant**

<b><u>Guest</u></b>	<b><u>Address</u></b>
Larry L Hopkins	2319 S Cardington
T. Beubner	10809 W Blake
Harold and Joe Balmann	2517 S Maize Rd.
Tara Shawn	2334 Rutledge Cr.
Jeff & Tami Williams	10909 W Blake
Rustin & Susan Haehn	10905 W Blake Cir.
Bob & Cathy Hubbard	2334 S Shefford
Rick & Debbie Rexroat	5735 S Broadway
Steven Worshun	31 <sup>st</sup> and Seneca
Danielle Stuene	Maize and Pawnee 209